

Housing and Property Chamber
First-tier Tribunal for Scotland



**DECISION AND STATEMENT OF REASONS OF NEIL KINNEAR, LEGAL MEMBER OF THE
FIRST-TIER TRIBUNAL WITH DELEGATED POWERS OF THE CHAMBER PRESIDENT**

Under Rule 8 of the First-tier Tribunal for Scotland Housing and Property Chamber Rules
of Procedure 2017 ("the Rules")

in connection with

26 St Albans Terrace, Dundee DD3 9QA

Case Reference: FTS/HPC/EV/19/3462

RAMSAYS PROPERTIES LIMITED ("the Applicant")

MS LEAH McCONNACHIE ("the Respondent")

1. On 24th October 2019, an application was received from the Applicant. The application was made under Rule 66 of the Rules being an application by a private landlord for an order for possession upon termination of a short assured tenancy. The following documents were enclosed with the application:-
 - (a) Partial Copy Short Assured Tenancy Agreement;
 - (b) Copy Form AT5
 - (c) Copy Notice to Quit;
 - (d) Copy Section 33 notice;
 - (e) Copy Section 11 notice.

(f) Copy relevant executions of service.

By letter dated 12th November 2019, the Tribunal sought further information from the Applicant, namely for it to provide a full copy of the short assured tenancy agreement. The Applicant responded by e-mail to the Tribunal dated 13th November 2019 providing a full copy of the short assured tenancy agreement.

DECISION

2. I considered the application in terms of Rule 8 of the Chamber Procedural Rules. That Rule provides:-

"Rejection of application

8.—(1) The Chamber President or another member of the First-tier Tribunal under the delegated powers of the Chamber President, must reject an application if –

- (a) they consider that the application is frivolous or vexatious;*
- (b) the dispute to which the application relates has been resolved;*
- (c) they have good reason to believe that it would not be appropriate to accept the application;*
- (d) they consider that the application is being made for a purpose other than a purpose specified in the application; or*
- (e) the applicant has previously made an identical or substantially similar application and in the opinion of the Chamber President or another member of the First-tier Tribunal, under the delegated powers of the Chamber President, there has been no significant change in any material considerations since the identical or substantially similar application was determined.*

(2) Where the Chamber President, or another member of the First-tier Tribunal, under the delegated powers of the Chamber President, makes a decision under

paragraph (1) to reject an application the First-tier Tribunal must notify the applicant and the notification must state the reason for the decision."

3. After consideration of the application, the attachments and correspondence from the Applicant, I consider that the application should be rejected on the basis that it is frivolous within the meaning of Rule 8(1)(a) of the Rules.

REASONS FOR DECISION

4. 'Frivolous' in the context of legal proceedings is defined by Lord Justice Bingham in *R v North West Suffolk (Mildenhall) Magistrates Court*, (1998) Env. L.R. 9. At page 16, he states:- "*What the expression means in this context is, in my view, that the court considers the application to be futile, misconceived, hopeless or academic*". It is that definition which I have applied as the test in this application and, on consideration of this test, I have determined that this application is frivolous, misconceived, and has no prospect of success.
5. The notice to quit, which is dated 14th August 2019, is invalid in respect that it specifies a date to leave the premises of 16th October 2019. That termination date is not an *ish* of the tenancy agreement, as that date is required to be in order to constitute an effective notice. The Short Assured Tenancy Agreement states at paragraph 3 that "The tenancy will be from 2/12/16-2/12/17, both days inclusive". Paragraph 4 provides that "The tenancy is subject to the terms and conditions specified in the Schedule of Terms and Conditions annexed and signed as relative hereto". The annexed Schedule of Terms and Conditions *inter alia* provides at paragraph 3 that "If the lease has not been terminated at the Date of Termination by two months prior written notice having been given by the Landlord to the tenant, or by two months prior written notice having been given by the Tenant to the Landlord, the lease will continue on a month to month basis until terminated as aforesaid". Accordingly, as the agreement was not brought to an end on the 2nd December 2017, it continued thereafter to the 2nd day of the following

month, and from month to month thereafter. That being so, as the *ish* of the lease falls on the 2nd day of each month, the notice to quit on the 16th day of October 2019 (which is not an *ish* date) is ineffectual.

6. For this reason, this application has no prospect of success and must be rejected upon the basis that it is frivolous.

What you should do now

If you accept the Legal Member's decision, there is no need to reply.
If you disagree with this decision:-

An Applicant aggrieved by the decision of the Chamber President, or any Legal Member acting under delegated powers, may appeal to the Upper Tribunal for Scotland on a point of law only. Before an appeal can be made to the Upper Tribunal, the party must first seek permission to appeal from the First-tier Tribunal. That party must seek permission to appeal within 30 days of the date the decision was sent to them. Information about the appeal procedure can be forwarded to you on request.

Neil Kinnear

Neil Kinnear
Legal Member
26th November 2019